

P&Z / BUILDING DEPARTMENT OCTOBER 2016 MONTHLY REPORT

P&Z COMMISSION MEETING OCTOBER 25, 2016

Present: P&Z Commissioners Sarah Murphy, Steve Gulas, Ken Collins, Debi Renfro, Mike Menchinger, Derryl Anderson (late arrival).

Staff members present: Director of Planning and Zoning Jahnee Prince, Senior Planner Julie Brown, Deputy City Clerk Valerie Glass.

1. Approval of minutes from September 27, 2016 meeting. –*Motion to Approve* - Collins, Second Gulas. *Approved unanimously.*

OLD BUSINESS

Commissioner Gulas recused himself.

2. Fayette Ventures, LLLP., Hwy 92 & Jimmy Mayfield Blvd., Parcel ID Number 0517-025. Annexation & Rezoning Request for 29.63 acres from Fayette County R-40 to City of Fayetteville R-THC PUD to develop a residential community. File # 16-022–*Motion to make Unfavorable recommendation to Mayor & Council- Menchinger, Second Anderson. Approved unanimously.*

3. Fayette Ventures, LLLP.; Hwy 92 & Jimmy Mayfield Blvd.; Parcel ID Numbers 0517-028, 0518-118, 0518-0119, 0518-0120, 0518-0121. Rezoning Request for approximately 69 acres from OS, C-3, and R-THC. File # 16-023–*Motion to make Unfavorable recommendation to Mayor & Council- Menchinger, Second Renfro. Approved unanimously.*

Commissioner Gulas returned to the meeting.

4. Ordinance Amendment, Consider text amendment to City of Fayetteville Code of Ordinances. Chapter 94 zoning (section 94-166) Community Commercial(C-2). –*Motion to Table- Collins, Second Anderson. Approved unanimously.*

NEW BUSINESS

5. Southern Behavioral Healthcare PC - 110 Braxton Court, parcel ID Number 0523-089. Development Plans for modification of existing structure (increase footprint by 500 square feet). File # 16-029 –*Motion to Approve -Collins, Second Anderson. Approved unanimously.*

Commissioner Gulas recused himself.

6. Bojangles Restaurant- 810 South Glynn Street, Parcel ID Number 0517-101. Special Exception request to allow a restaurant with drive-thru. Variance requests to reduce the

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required landscape buffers, required green space percentage and required size of a handicap parking space. File #16-030.

Special Exception for drive through. *Motion to Approve – Collins, Second Anderson. **Approved unanimously***

Variance request from Section 42-72, Foundation Buffers. *Motion to approve – Menchinger, Second Renfroe. **Approved unanimously***.

Variance request from Section 94-485, Handicapped Parking. *Motion to approve – Collins, Second Anderson. **Approved unanimously***

Variance request from Section 42-68, Site Design. *Motion to deny – Menchinger, Second Renfroe. **Approved unanimously***

Commissioner Gulas returned to the meeting.

7. LIDL US Operations- 1307 Hwy. 85 North, Parcel ID Number 0538-035. Rezoning request for 4.81 acres from C-2 to C-3 for development of a grocery store. Variance requests to reduce the required landscape buffers, and increase the maximum impervious surface percentage allowed from 60% to 67%. File# 16-031. – ***Applicant Withdrew Request.***

8. Pinewood Forrest LLC- 431 Veterans Parkway, Parcel ID Number 0528-011. Preliminary Plat, Phase 1B Community. File #16-021 – *Motion to Approve – with the following conditions. Collins, Second Gulas – **Approved unanimously***

- 1) Applicant shall submit a revised preliminary plat showing approved building setbacks and any other necessary modifications.
- 2) If the USPS determines a CBU is needed for phase 1B, the applicant shall return to the P&Z Commission for location approval of CBU.
- 3) Applicant shall receive plan approval from Fayette County for the two entrances on Hood Road.

STAFF REPORTS

9. Ms. Brown reported on the receipt of the application for rezoning for Fayette Animal Hospital from O&I to C-3.

10. Meeting Reminder- Because of the Thanksgiving Holiday, the November P&Z Commission Meeting will be held on Tuesday, November 15, 2016.

Motion to Adjourn- *Collins, Second Menchinger. **Approved unanimously.***
Meeting Adjourned.

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ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY

NO OCTOBER MEETING

NO AGENDA ITEMS TO BE REVIEWED

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	RETAIL	INDUSTRIAL	OFFICE
4th Q 2015	8.00%	6.00%	12.96%
1st Q 2016	7.98%	6.00%	12.87%
2nd Q 2016	6.52%	5.00%	12.82%
3rd Q 2016	6.34%	5.00%	11.05%

Overall Vacancy Rate = **7.33%**

Projects Reviewed by the Planning and Zoning Commission			
Project Type	October 2016	2016 YTD Total	2015 YTD Total
Annexation and Rezoning	1	2	6
Rezoning	1	5	2
Preliminary Plat	1	3	1
Site Development Plan	1	11	7
Elevation Plan	0	2	5
Variance	1	5	3
Special Exception	1	5	5
Amendment to the Zoning Ordinance	0	3	0
Amendments to other ordinances or Bylaws	0	2	0
Comprehensive Plan Text or Future Land Use Map Update	0	1	0
Totals	6	39	29

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**BUILDING PERMIT ACTIVITY REPORT
OCTOBER 2016**

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2016	YEAR TO DATE 2015
55	Permits/Inspection Fees	\$29,521.75	\$299,900.45	\$194,515.74
1	Impact Fees	\$11,666.20	\$267,033.69	\$599,416.81
56	TOTALS	\$41,187.95	\$566,934.14	\$793,932.55

NEW RESIDENTIAL ACTIVITY			
	OCTOBER	YEAR TO DATE 2016	YEAR TO DATE 2015
New Single Family Permits Issued	4	47	32
Single Family CO's Issued	4	37	44

FORECLOSURE STATISTICS

2010		
	Total	Avg
Listed	285	23.8
Actual	96	8

2011		
	Total	Avg
Listed	315	26.3
Actual	109	9.08

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

CITY OF FAYETTEVILLE FORECLOSURE 2016														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg.
Listed	3	2	5	0	3	3	0	5	5	0			26	2.6
Actual	0	1	1	1	0	0	1	2	0	0			6	0.6

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SUBDIVISION LOTS PERMIT STATUS 2000 - 10/31/2016

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	37	8
The Villages at Lafayette	January 2002	173	106	67
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	40	11
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	47	1
Oakleigh Manor	October 2016	77	3	74
TOTAL	TOTALS	1033	870	163

2 Single Family Permit issued in Logan Park

2 Single Family Permit issued in Oakleigh Manor